

Emery Grover Building

Needham Senior Center Site Feasibility Study



Needham, Massachusetts

BH+A Project No. 2961.00

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Introduction and Summary

This Senior Center site feasibility study was prepared in a similar manner to the previous studies for Ridge Hill, Rosemary Hill and Greene's Field. However, while the other sites allowed for new senior center buildings, this site required the reuse of the existing Emery Grover building. Therefore, in order to validate the feasibility of this site, it became necessary to determine if the senior center program could actually fit within the existing building. As such, this study has more developed plans that were created to demonstrate what could fit into the building and in what possible configurations for purposes of enabling an informed decision to be made. As the Emery Grover is a historic building, other materials needed to be assembled in order to provide data for the development of cost estimates. The designs incorporated are by no means the final designs. Should this site be selected, the next phase of work will be to fully develop a final schematic design.

Summary of the Report

The Senior Center program effectively fits into the Emery Grover building. A few elements of the Senior Center Exploratory Committee's (SCEC) desired 20,000 square foot desired program are not accommodated due to the size of the existing building; it contains 22,460 gross square feet including the two side porticos and the attic. However, an addition to accommodate the program deficiencies would be a major cost and, it was concluded that the missing program space would not significantly compromise successful operation of the senior center.

The total project cost for the Emery Grover site is in line with the other lower cost alternative, Greene's Field. The estimate for reusing the existing building is \$8.6 M while the new building alternative is estimated to cost \$8.9 M (including demolition). Use of Community Preservation Act (CPA) funds, can reduce the "funded cost" of the reuse alternative. A very preliminary, conceptual and conservative analysis of the CPA contribution is \$ 2.5 M which makes the "funded project" total \$6.1 M.

Parking is an issue to be dealt with as there are 72 spaces on the site. Use of 10 on street parking spaces that could be dedicated for Senior Center use only, will result in a parking space count that was considered adequate for the Greene's Field option (a downtown location requires fewer parking spaces than a more remote location). Seventeen spaces at the Stephen Palmer House are currently used by the existing Senior Center. It is possible that these spaces could be used for staff and overflow parking. This would result in an adequate parking count. (The issue of displaced parking for St. Joseph's school is discussed later in the report.)

Vehicle access to and from this site will be a major issue to be dealt with. Left hand turns into and out of the site on the Highland Avenue side are difficult and potentially hazardous. Ideally, only right hand turns that do not require crossing lanes of traffic are what should be allowed for the Highland Avenue side of the site.

Entering and exiting the site from Oakland Avenue is the better option. There may be issues with the neighbors although Senior Center traffic volumes will not be significantly different than those generated by the school administration. In the permitting phase it should be anticipated that this will be a major point of discussion.

The easement on the Emery Grover land providing access to Highland Court somewhat compromises access to the northern portal. Subsequent design efforts for the building could study use of the southern portal for user access which while less obvious as a destination point is more protected.

The historic photos from Highland Avenue show a more landscaped western edge to the site than currently exists. While parking is a key factor, subsequent design studies may explore how the historic landscape could be in whole or in part restored. One approach is to reconfigure or reduce parking at the front of the building. A second option is to limit access from Highland Avenue to a single curb cut at the easement which at a minimum would add to the "green" edge along Highland Avenue. An enhanced landscaped front yard would have a major positive aesthetic impact on this property.

The existing building shell is nicely designed and the extent of exterior brick walls, the slate roof, copper flashings and other details are of higher quality or are more extensive than would be typical of a new public structure in this age.

The Emery Grover site feasibility study included analysis of new building alternatives. A new building could fit on this site at roughly the same cost as the Greene's Field alternative (the difference in cost is due to the addition cost of demolition at the Emery Grover site). A new three story building with the SCEC full program is feasible within the zoning by-laws as the FAR allows 23,078 square feet to be constructed on the site. However, a two story building with 10,000 square feet per floor level, requires a zoning change as allowable site coverage is limited to 6,923 square feet.

Designation of the building as a national historic property does not preclude the Town from demolishing it in favor of a new structure if that were the decision that was favored.

The analysis of CPA funds included the cost for all exterior work to the historic building, structural improvements and accessibility for the physically challenged. A more aggressive CPA analysis may incorporate various interior and system improvements to this historic property. Given that the purpose of this study was site feasibility and that as a result, the cost data available is extremely preliminary a conservative analysis was warranted.

Issues and Options to Consider

1. The current plan shows removing the existing center entry stair and vestibule in order to generate additional program space. Future design studies may investigate whether this arched entry element could be salvaged as an interior space through rearranging the program elements. Of the design modifications made to the building, this will most likely be the point of discussion during the permitting phase.
2. The proposed parking arrangement, utilizing designated on street spaces, the Stephen Palmer House, Pickering Street (for St. Joseph's School) needs to be validated and resolved.
3. The plans were done without detailed measurement of the building. It may be feasible upon future study to plan the layout to incur less demolition of bearing walls.
4. The Community Preservation Act funding analysis is extremely preliminary and conceptual. It is anticipated that the funding is understated. The availability of Town CPA funds is also not known.
5. The Highland Court easement is of concern for its impact on the new entry. Subsequent design studies may investigate the feasibility of utilizing the southern portico as the building entry but this level of study is beyond the scope of this site feasibility study.

Exterior Conditions and Recommendations

The exterior of the building is in generally good condition. There is, however, work that should be done as part of a comprehensive renovation to rehabilitate the building exterior in order to both make it watertight and prevent further deterioration. The following scope is based on observations made on 7/15/10 and 7/20/10 by BH+A and Structures North (structural engineers). Comments are based on visual observations from the ground, from aerial views obtained from Google Earth and, where possible, from the building interior. Further inspection and investigations will be required as part of a design phase. The intent of this document is to allow for an appropriate level of cost estimating to be done for budget purposes.

ROOF

Slate: The building has a slate roof at the main sloped faces, the dormer roofs and dormer sides, with the slate itself being black in color and likely 1/4"-3/8" in thickness. From a distance this looks to be in good condition, with few locations of broken or missing slates. (The National Register nomination for this building identifies Monson slate. Monson slate is some of the highest quality slate in the world, and this slate might be original to 1898. Monson slate is no longer quarried.) Reports from users, however, indicate that there is leaking coming from the roof, and it is likely the many valleys and flashings that have worn and are the location of problems. An aerial view of the building indicates particular areas of repair around the brick shafts that penetrate the roofs and at the valleys that extend from these. The slate roof includes snow guards that are in good condition. (See structural report for comments on roof framing and snow guards.)

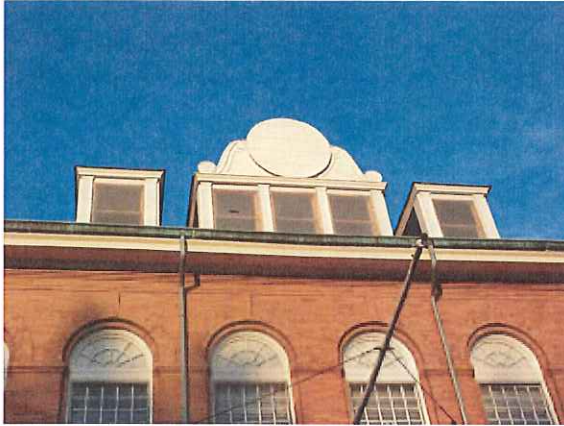


Sloped roof surfaces are slate, with copper trim.

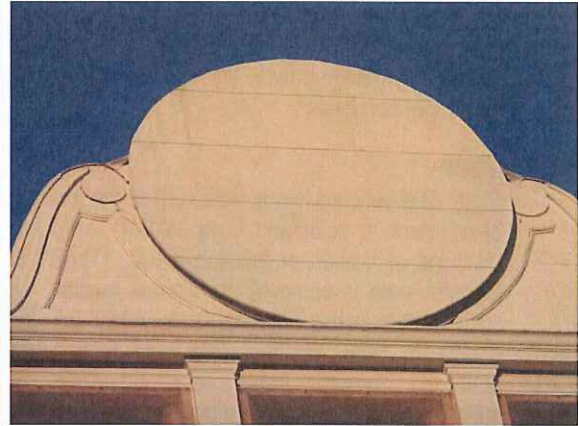


The field of slate appears to be in generally good condition, though there are leaks at transitions.

Dormers: In addition to the slate, the dormers have wood (or possibly metal) facing and double hung windows. The windows are in good condition as seen from the interior, although painted shut and with plexiglass added at the exterior. The center dormer at the front elevation has a copper clad barrel vault that is now patina green in color. It appears to be original to the building, and though could not be seen close up, the expectation is that it has some areas of pitting. Early photos of the building show a clock at the building face, where currently there is a panel applied over the round clock location.



Dormers at front have plexiglass over windows and slate at sides.



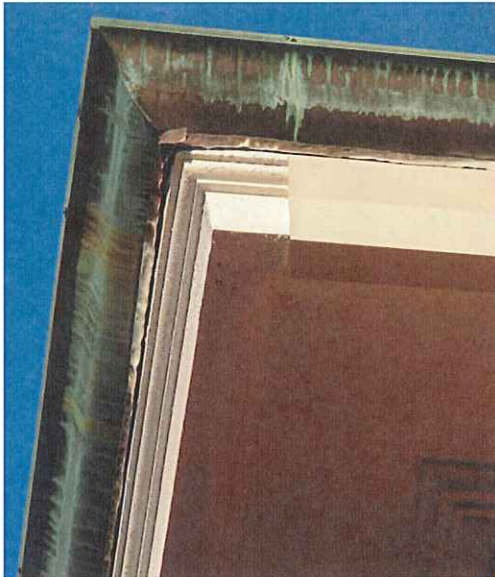
A panel has been installed at the original clock location.

Gutters: In addition to what are likely copper valleys and flashings, the building has external copper gutters at the upper roof edge and at the north and south porticos. While the upper gutters cannot be seen well from below, the portico gutters can be seen from the interior of the building and are visibly bent in areas, with several of the straps that hold the gutters in place missing. There are areas of wear to the copper that look to be very severe, where the material has worn through and now is a bright orange color.

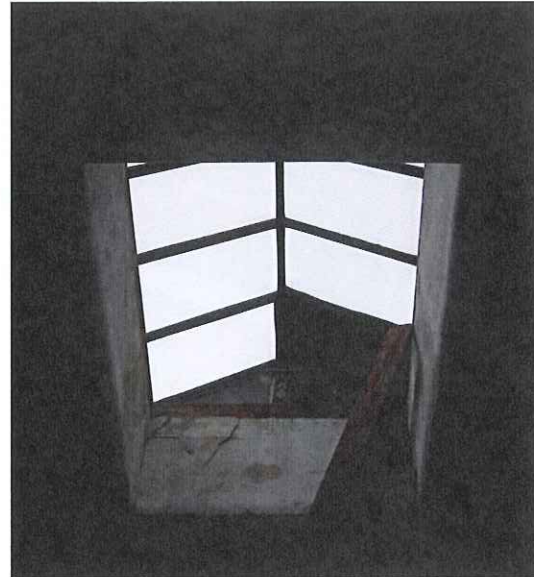


Copper gutters are worn and in need of repair.

Soffit: Just under the copper gutters is a white painted soffit. A detailed view of this shows the material is ribbed in texture, which is an indication that it is metal. At many locations the vertical face of this, the fascia, has been covered over with another piece of metal as a patch to what likely had been deterioration due to leaking at the gutters. The patch material looks to be a prefinished galvanized metal and does not match the profile of the original.



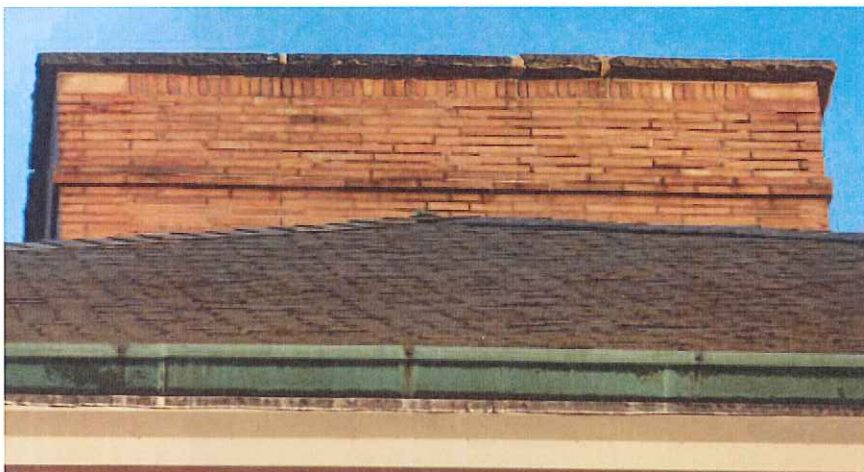
A patch has been added at soffit areas where metal must have been damaged



A skylight at the attic level is in need of repair

Skylight: There is a skylight at the attic level that appears to be original. Its glazing is wire glass, and at least one lite is missing. Wire glass does not comply with current codes for safety. At the exterior the skylight is set in an area of flat metal roofing of questionable condition. (An early photograph of the building shows there was once a balustrade at this location.)

Chimneys: The two brick vent shafts that extend above the roofline are in poor condition. The mortar is missing at most locations. Also, a metal cap and straps were added at one shaft. The other shaft is exposed at the top, and six flues are visible. The assumption is that these will retain the function of exhaust for the new building mechanical system and should have some cover to prevent rain from entering.



Brick at the two chimneys is missing mortar and requires rebuilding.

Portico Roofs: Membrane roofing at these areas appears to be fairly recent and is in good condition.



Porticos have membrane roofing that is fairly recent.

Rain leaders: Rain leaders include some copper and some aluminum. Some of these are connected to cast iron boots at the ground and are thus connected to the storm water system. Others have been diverted so that they deposit rainwater at the paving. The rainleaders at the center bay, around the front entry, were not original to the building. This is based on the early photo. It is assumed that there was also no rainleader at the center at the rear of the building either.



Rain leaders have been diverted from the storm drainage system at some locations.

SCOPE OF WORK FOR ROOFING

1. Remove slate roofing and replace with new to match existing. Provide new copper flashings and valleys and snow guards. Repair deteriorated sheathing. (Assume 10% of sheathing is deteriorated, primarily at valleys.)
2. Remove slate at dormers and provide new to match existing as closely as possible. Repair wood (or metal) at dormer faces and repaint. Remove plexiglass. Remove window sash and restore. Reconstruct clock face and working clock parts. (It is not known how much of the original clock face remains.)
3. Remove copper gutters and replace in kind.
4. Retain original metal soffit components and repaint. Remove patch areas and provide new metal with profile to match the original.
5. Remove skylight, infill, and provide new metal flat seam roofing. Include an Alternate cost for reconstructing the balustrade that is visible in the early photograph. Assume painted wood for the balustrade and additional structural support..
6. Disassemble brick chimneys, salvaging original bricks, and rebuild. Provide raised metal or stone caps at both locations.
7. Replace membrane roofs at porticos as part of properly detailing gutter flashings. Include an Alternate cost for reconstruct the ornamental balustrades that are visible in the early photograph. Assume painted wood for the balustrade and additional structural support.
8. Remove existing leaders and replace with new copper leaders, all connected to the underground storm drainage system. Slope new gutters so that original rainleader locations can be used and not the added locations there are now.

MASONRY

Brick: The exterior bearing walls include a yellow face brick that is 12" x 1 1/2" x 3 7/8" in dimension, with very tight joints that range from almost nothing to 1/4". The brick is in excellent condition, with only a few minor areas with damage due to some impact or where movement cracks have extended through bricks. The mortar joints at many locations are deteriorated, particularly under the gutters and under windows.



The very distinctive yellow brick is in good condition.

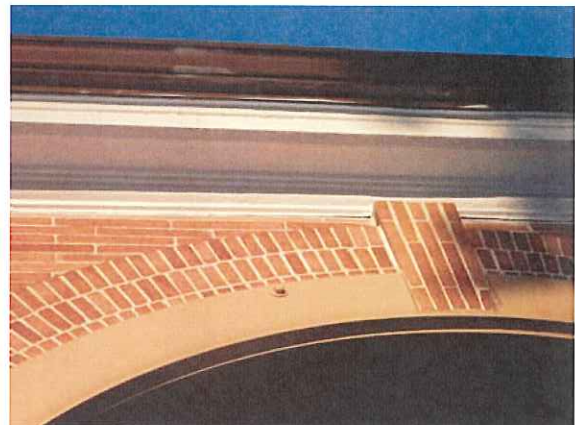


Mortar is missing at some locations, and there are areas of displaced bricks that require resetting.

Bricks are displaced at some locations where there has been water infiltration and at some of these locations the walls are bowing. This occurs most significantly under the second floor windows of the south elevation and at the north end of the rear elevation. One cause of bowing of the bricks is that 2nd floor window sills are brick, so water has entered at joints. The sills at the 2nd floor have a cement parge over the brick.



Exterior brick sills at the 2nd floor have a concrete parge. The failure of this has allowed water into the walls.



Steel reinforcing was added at the south portico arches. This should not be considered a permanent solution.

The building originally had no caulk joints and, as a result, expansion and contraction has led to cracks at some inside corners of bricks. This has happened specifically at the edges of the shallow recesses in the brick under the large arched windows, at the front and rear elevations.

The north and south porticos have cracking and other problems, and the south portico had steel support added at some point at the arched openings. This support is visible and detracts from the appearance of the building. The understanding is that this repair was intended at the time to be a temporary fix.

Granite: The granite at the base of the building and at horizontal string courses is in excellent condition. (The source of the granite is not known, but as it is grey in color it is assumed to be local.) The granite steps at the front entry and two porticos are in good condition as well. The landings at the porticos (original material not known) have been replaced with concrete. The concrete at the south location has a major crack but is sound.



The granite steps are in good condition.



Concrete landings at the porticos have cracks but are sound.

SCOPE OF WORK FOR MASONRY (Also see structural narrative and drawings)

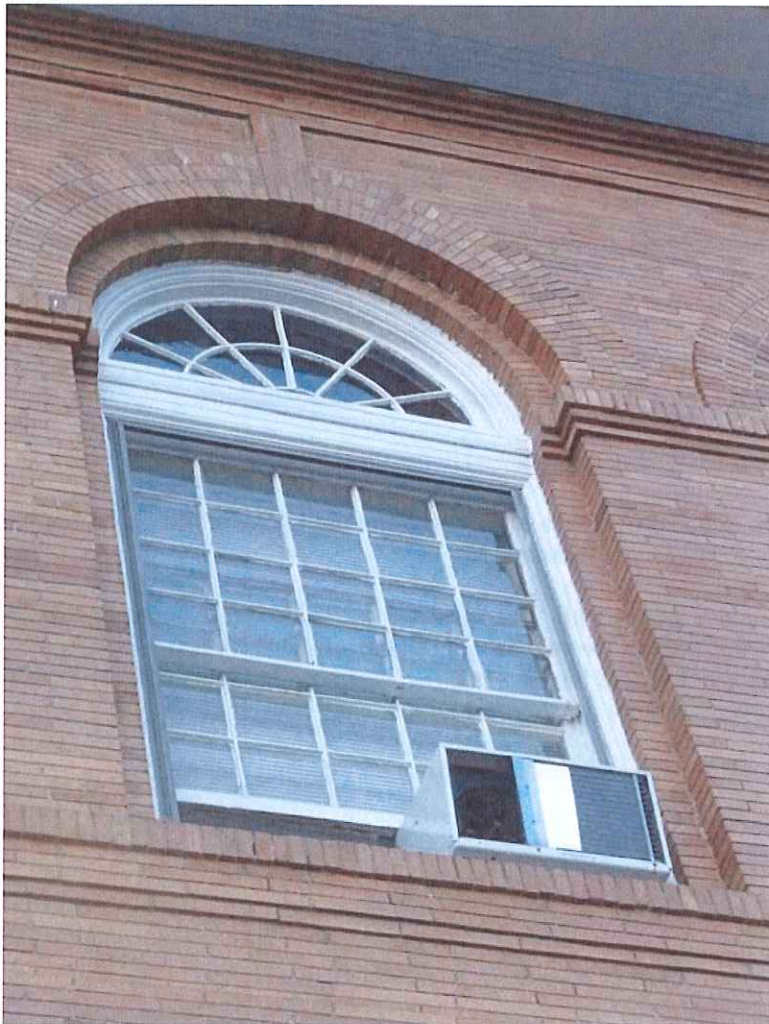
1. Cut out and repoint mortar joints at areas of mortar loss. Assume repointing of 10-15% of the overall brick at the building.
2. Remove and reset loose or shifted bricks, assume added pins will be required at some.
3. Provide caulk at inside corners of brick at recesses under arched windows.
4. Reset, replace and/or stitch brickwork at cracked or damaged brick.
5. At areas where brick is bowing, remove brick, reset and pin bricks in place, and revise detail of connection of interior framing to the exterior wall.
6. North portico – reinforce arches with steel, similarly to that done at south portico arches, or preferably, in a way that retains the original appearance of the brick and conceals all structural support in a way that is not visible. Revise south portico arches to do the same to them, removing the existing exposed steel support.
7. Remove concrete was at 2nd floor sills and provide masonry coating.

WINDOWS

The original windows remain at most of the building, with the replacement windows having been added at some basement locations and at the first floor at the rear of the building.

Windows are in good condition. A review of the interior conditions at several locations indicated that wood is sound. Many windows are fixed shut, or fixed partially open where window air conditioner units have been added, so operability could not be tested. Operable windows, the majority of which are double hung, have locking hardware and chain pulleys, but are missing some of the chains. Interior casings are typically intact.

At the exterior some windows have had added plexiglass (attic and other misc. locations), some have added aluminum storm windows (north, east and south), and some have had added aluminum-framed screens (basement). The original wood frames and sash, though seen from a distance in most cases, appear to be in good condition. The many layers of paint, though in the way of operability in many cases, has kept the wood protected from the elements. Some locations have visible checking of the exterior wood sills under the existing paint. Window glazing includes mostly clear glass in good condition. There are isolated areas of infill panels, and muntin configurations have been modified at a few locations in order to accommodate air conditioners.



Double-hung windows are in good condition, though some work is required to make them functional.



Window hardware is missing at some locations. Interior wood is sound.

The locations with the most significant changes are the large arched windows at the 1st floor rear. Here, complete double hung windows and interior stools and trim were added inside the original arched frames, with added plywood to fill in the arched opening. The replacement windows at the basement are wood, with insulating glass. Their exterior appearance is not noticeably different from the other basement windows. At three locations original basement windows have been removed and doors added. The need for these to remain as doors will depend on the proposed renovation, though ideally the windows would be reconstructed.



Windows have been replaced at the first floor at the rear elevation. The left half is original, while a full double hung window was inserted at the right.



The complete new window and trim is visible at the interior, where the original trim also remains.

Given the age of the windows it is assumed that the existing paint includes layers that contain lead. If loose paint is scraped or windows are stripped, disposal will need to incorporate appropriate disposal. As paint seems well adhered, that level of effort might not be required and simple repainting could be done.

While the existing windows have single glazing and some sort of improved thermal performance might be desired, the addition of some sort of interior storm panel would be the solution that would allow for the retention of the existing windows. (This has already been done to some extent at the 1st floor at the front elevation, where presumably the

desire was to not add storm windows at the exterior. Here there are interior wood frames with a storm sheet or panel.) From a preservation standpoint, retaining the existing windows is highly desirable and, given their condition, it would be difficult to justify replacing them with a more contemporary product. Decisions regarding window operability and the related need for screens will need to be part of the considerations during the design phase.



Fixed window at the front of the building is original, though modified for air conditioner.



Existing single glazed windows have some problems with air infiltration. Interior storm windows could be added

SCOPE OF WORK FOR WINDOWS

1. Remove unit air conditioners, added storm windows, added screens and the four non-original double hung windows at the rear of the 1st floor.
2. Restore existing windows by removing sash, stripping, replacing missing hardware, and repairing deteriorated wood at both sash and frames. Include removal of putty and glass at locations of mismatched glass or damaged muntins and providing new.
3. Add interior storm windows with aluminum frames at all interior locations.

MISCELLANEOUS



The original post lamps were present as recently as 1980.

Lighting: The original post lamps at the front entry have been removed. Currently the only exterior lighting is a flood light at the front entry ceiling, lighting the landing area. As this entry location might be filled in, the need for exterior lighting here would go away. There will need to be site lighting and building lighting at entries.



Railings: Painted steel railings at the main entry and north portico are in good condition, though extensions do not comply with ADA requirements. The railings at the south portico, while not in poor condition, are a galvanized metal and do not match the profile of the other railings.



The handrail at the south portico is not very sympathetic to the building.



Handrails at the main and north entries are more successful, yet not compliant with ADA.

Paving: There is a recess in the paving at the east end of the north façade to accommodate the existing basement entry.

SCOPE OF WORK FOR MISCELLANEOUS ITEMS

1. Provide site lighting for all pedestrian areas and building lighting at all entries. All lighting is to be of a style that is appropriate for the design of this building. Assume a high quality manufacturer, though not custom fixtures.
2. Remove railings at south portico and provide painted steel railings with lamb's tongues similar to the other exterior railings but also compliant with current codes.
3. Infill grade and repave north elevation door location to accommodate what is assumed to be a return to a window at this location. This will be part of a larger grading issue relating to the accessible entry and the remainder of parking and landscape issues.

PROPOSED EXTERIOR CHANGES

While the items described above are intended to relate to the rehabilitation of the existing exterior shell of the building, the renovation will require some changes due to the program and code requirements of the project.

Accessible entry at north portico: The north portico is the most ideal location for a new main entry. This is due to both the ability to make it accessible at the exterior and its relation to the best elevator location at the interior. The existing granite treads include five risers up to the landing, then another step up at the threshold. Risers are 7" high and 12". The existing double doors are solid wood paneled doors, painted.



The north portico is the obvious location for an added ramp.



A step at the door location complicates the accessibility issue.

SCOPE OF WORK FOR ACCESSIBLE ENTRY AT NORTH PORTICO

1. Provide glass enclosure at each of the three arched openings to create an entry vestibule. Include a high quality, low profile aluminum frame system and tempered, insulated glass.
2. Remove concrete finish at landing and provide recessed walk-off mat system.
3. Remove raised granite threshold at doors by cutting down to $\frac{3}{4}$ " above vestibule floor. Modify existing wood doors by adding 5" +/- to bottom. Provide new hardware at door, including automatic opener. (Automatic opener at top of ramp at glass door as well.)
4. Provide granite ramp surface and side walls/curbs at ramp/stairs. All railings to include laser-cut steel design at pickets. Include ice-melt system under new ramp/stairs. Brick at the east wall of the portico that is removed for the new openings is to be salvaged for reuse.

Closing of existing main entry door location: Code requirements prevent the existing main entry from functioning as an entry unless it is made accessible. As that is infeasible, given the height relative to grade (approximately six feet), the expectation is that the front entrance needs to be modified so it does not look like the entrance. The intent of the concept drawings is to show covering over the front steps in a way that will allow what is done now to be reversible. Doing this allows for the added amenity of a small outdoor terrace.



Making the existing front entry accessible to the disabled is not feasible, given the eight foot high rise to the landing. The ramp would be long and visually intrusive.

SCOPE OF WORK AT EXISTING MAIN ENTRANCE

1. Provide dense stainless steel grating at level of first floor, supported on stainless steel structure set on existing granite steps.
2. Provide footings and a painted metal-clad low wall that is as high as the existing side walls of the stairs.
3. Provide a guard rail on top of the low wall, to 42" above the floor level.
4. Provide a new light fixture.

Modifications to 2nd floor window locations at east façade: The existing windows at the 2nd floor east, at the location of the original auditorium stage, include blank (brick) windows. As part of this project the function of the space will be altered, and more daylight will be appropriate.



The brick infill at six 2nd floor windows would be removed and windows added.

SCOPE OF WORK FOR 2ND FLOOR WINDOWS

1. At the four center windows remove and salvage the face brick. Remove the remaining back-up wall. Provide new wood windows similar to the other windows in the building.
2. Salvaged brick can be used at other locations on the building or stored for future use.

Elevator vent: The concept plan shows an elevator added at the north end of the building. While it does not show to extend up to the attic level, the building code will require a vent extending up through the roof.

SCOPE OF WORK FOR ELEVATOR VENT

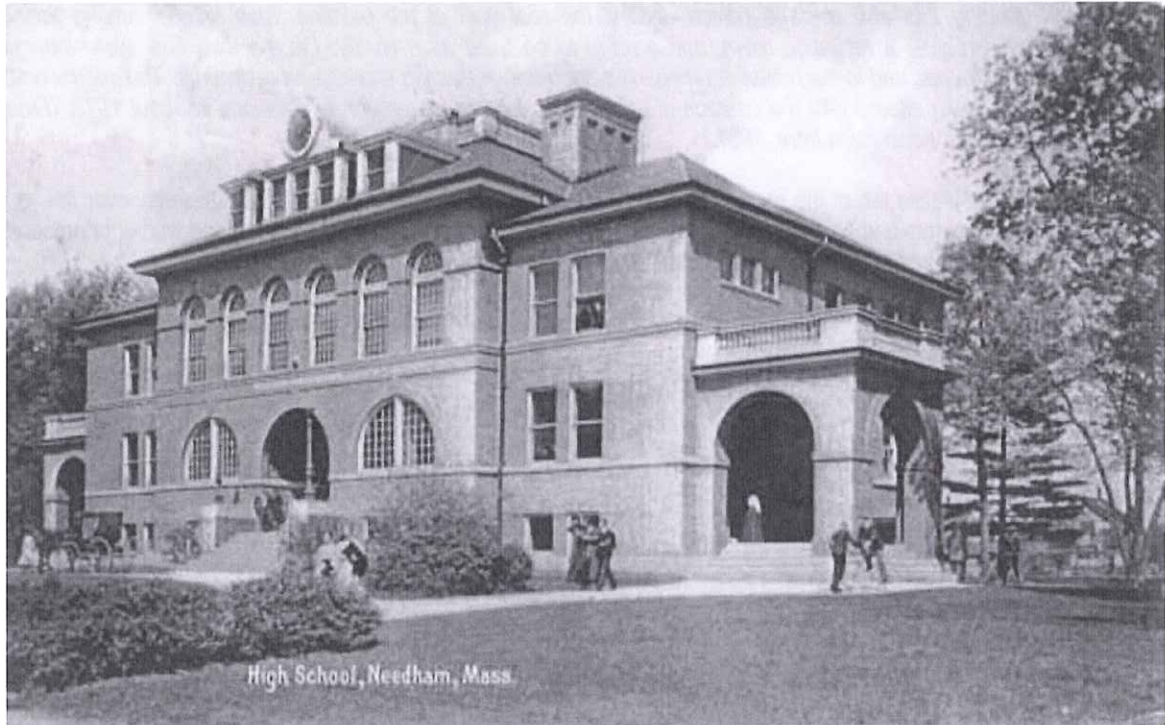
1. Provide brick or copper cladding at any exposed shaft that penetrates through the roof so it appears similar to other roof elements. (Note: The assumption is that other new roof penetrations will not be necessary. The existing vent shafts will be used for this purpose.)

Historic Review

BUILDING HISTORY

The Emery Grover building, designed by the architectural firm Whitman & Hood in the Second Renaissance Revival style, was constructed in 1898 as the Needham High School. It was built on donated land, and the building itself cost \$33,000. It served as Needham's high school when a new high school was built. The building subsequently was renamed as the Emery Grover Building. Since the early 1970's it has been used as the Town's School Administration Building.

There is little information available regarding the original construction or subsequent renovations. Anecdotal evidence suggests the building may have been renovated in the 1930's, and that some structural framing was added at the basement in the 1940's. A review of what original fabric remains and what has already been altered will be a key part of assessing the scope of preservation work that would be involved should this building be renovated for use and a senior center. There are a few early images of the building, and quite a bit can be learned about the exterior from them.



An early photo of the building exterior, undated, shows some of the elements that have been removed as well as the landscape and lawn that has been lost.

The exterior of the building remains for the most part intact. The exterior yellow brick, black slate roof, granite steps and trim, copper gutters and wood windows all appear to be original, though with some repairs and minor modifications. The following items that can be seen in early photos are no longer present:

- Two pole light fixtures, flanking the front entry atop the granite plinths at the stairs.
- Dark-faced clock at the center dormer of the front façade.
- Balustrades at the north and south portico roofs.
- Balustrade at the upper flat roof.
- Cap at chimney

The following items have been previously modified:

- Some windows have been modified to allow for window air conditioner units or for new windows.
- Rain leader locations have been changed. For example, the early photo does not show leaders in the center bay.
- Stairs – the early photo shows no handrails.
- Landscape – There was no parking along the front of the building. Instead, there was grass and more plantings.

There are no early photos or drawings of the building interior. The available information is primarily from the National Register nomination form and the History of Needham book found at the Needham Library, as well as physical evidence.

The interior of the original high school had three classrooms and offices for the superintendent of schools, the principal, the school committee, and the teachers on the first floor. On the second floor in the center, which would be the area contained within the projecting central pavilion as seen from the outside, was a large auditorium seating 275 and a stage placed against the rear wall of the building. Also on the second floor were two classrooms, a recitation room, and a room to be used as a library. On the third floor were laboratories and darkrooms, and in the basement, heating plant, manual training facility, and restrooms. The interior on both floors has been altered with the creation of office areas formed by temporary partitions in about 1972. (From National Register nomination form, 1987.)

There is little left of the original interior spaces, as the program has changed significantly over the years. Some components and finishes do remain, and might be considered character-defining and worthy of preservation. The following is a list of some original components that remain:

- The vestibule at the front entry includes a mosaic floor, coffered wall panels and wood paneled doors.



Mosaic tile at entry vestibule floor.



Wood panels at entry vestibule.

- The first floor in general retains some paneled doors, door casings, window casings. The floors are mostly covered with carpet or tile, but wood flooring likely remains at some areas. Wall finishes include some beadboard wainscot material under the plaster walls.



Beadboard and wood paneled doors at the first floor corridor.



Most of the interior stairs remain, with added wall-side handrails.



Stair structure has been reinforced with added steel at several locations.

- The two main staircases, with wood balusters and beadboard. Treads have been covered with vinyl.
- The second floor includes the original stage. Stairs up to the stage, as well as elements such as the frame at the curtain, remain.
- Trim elements of the stage, such as moldings at the curtain location, remain as well.



The stage platform remains, as do the stairs up to it.



Moldings at stage

- Components of the original building heating system remain, though covered over with panels. The vent shafts had several operable dampers at each level.

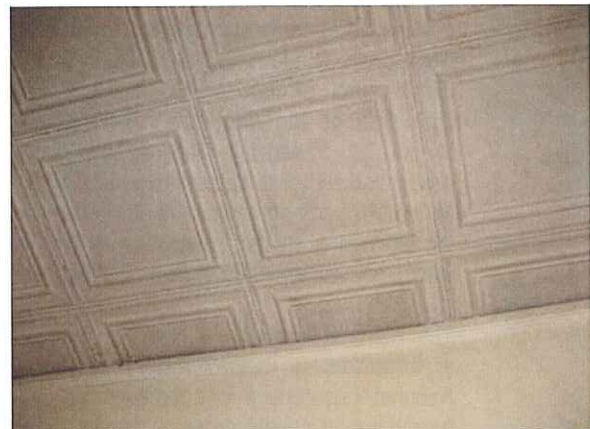


Chains still operate dampers, though the shafts are no longer used for heating.

- A tin ceiling is exposed at several rooms at the second floor, though somewhat modified to accommodate fluorescent lighting. As dropped acoustical panels exist at most locations, it is not possible to see how much of this ceiling remains.

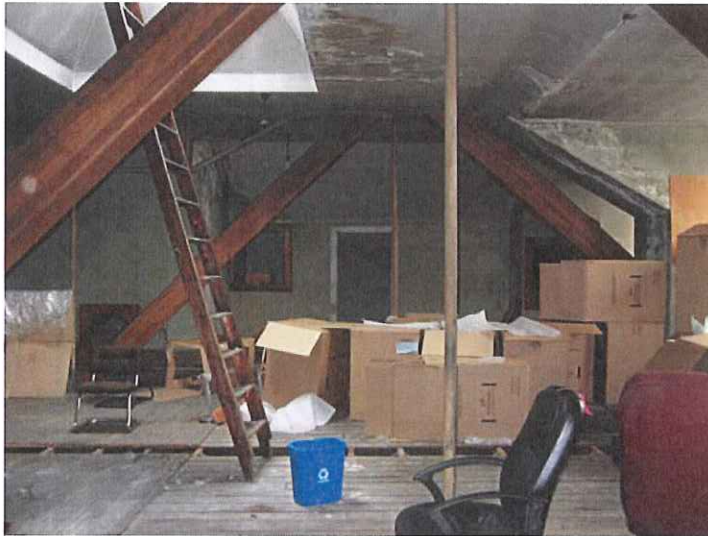


Most finishes have been covered over, but a tin ceiling is still visible at some rooms.

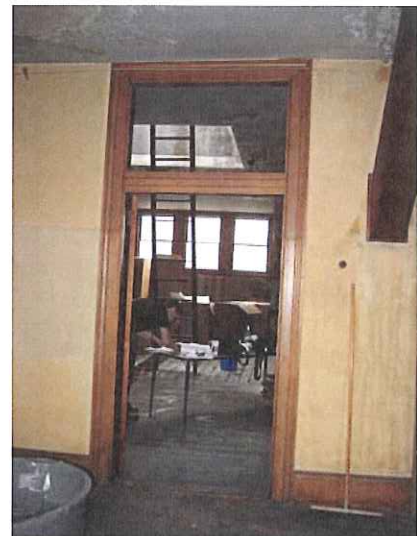


The tin ceiling is likely original.

- At the attic level, the center space retains the wood-clad truss components and overall volume. Much of the flooring has been removed, and the space is not occupiable due to the structural instability.



Main space at attic level.



Original door and transom casings remain at much of the attic.

CONCLUSION

The Emery Grover building can be completely renovated without compromise to any "historic fabric".

NATIONAL REGISTER STATUS

In 1987 the Town applied to have the building included in the National Register of Historic Places, with the nomination approved and the building listed as of August 20, 1987. As part of that application, the significance of the property is identified as 'locally', as opposed to 'statewide' or 'nationally'. Also part of the application is an identification of the 'Areas of Significance' of the building as 'Architecture', 'Community Planning and Development' and 'Education'. The building was identified as having the applicable National Register criteria as 'A' and 'C'. These are National Park Service terms, and are defined as follows: Category 'A' is 'Property is associated with events that have made a significant contribution to the broad patterns of our history'. Category 'C' states "Property embodies the distinctive characteristics of a type, period or method or construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction."

The National Register of Historic Places is a federal listing of buildings, places, sites, objects and districts significant in our nation's history, culture, architecture or archeology and that are worthy of preservation. The National Register is a formal recognition of the significance of the property but places absolutely no restrictions or conditions on private property owners unless there is state or federal involvement in a project or unless some other regional or local regulation is in effect.

REVIEW PROCESS RELATING TO HISTORIC NATURE OF BUILDING

If the Emery Grover building were to be renovated, there would be several groups that would be part of a review process:

Needham Historic Commission

The Needham Historic Commission (NHC) is the official agent of the town government responsible for community-wide preservation planning. (The Needham Historic Society is a private, non-profit organization.) The Historic Commission's authority is governed by Town bylaws, and its members appointed by the Board of Selectmen. Ordinarily, Historic Commissions do not have a regulatory function. However, many towns (such as Needham)

Historic Review

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through local bylaw, have given their Historical Commission additional authority such as demolition delay bylaws. With a demolition delay bylaw, a Historical Commission can delay the demolition of historically significant property in the hopes of finding an alternative to the demolition. The specifics of that process are identified in the Town Bylaws. In summary, the six month period would be the "reflection" period, the time to seek alternatives to "tear-down", the time to find common ground and methods to save the building. If, after this designated time period elapses and no acceptable alternatives are found then the demolition may commence. All parties must agree as to what are considered to be acceptable alternatives.

If the proposal were to be a combination of restoration and renovation, the process would be for the NHC to review the project during the conceptual design phase and make comments. It is not a process by which they give an official 'yes' or 'no' ruling to specific components. They make recommendations at this phase and presumably at other points in the project.

The Community Preservation Committee

The Community Preservation Committee (CPC), as identified in Section 2.7.3 of the General Bylaws, has the duty, among other things, of recommending to Town Meeting actions relating to the preservation, rehabilitation or restoration of historic resources. They would be significantly involved in the project, as the expectation for the Emery Grover building is that Community Preservation Fund money would be used for at least some of the cost of this project. The Committee's charge is to follow the Secretary of the Interior's Standards for the rehabilitation of historic properties. That document identifies such items as retaining to the greatest extent possible original building fabric, particularly those elements that are character-defining features. It states that where components are damaged and must be replaced, that they be replaced in kind. Another key requirement is that where changes are made, the work be 'reversible', so that at a later date the changes can be undone.

The process would be for an application to be made to the Community Preservation Committee for this project. (As part of the process, the Needham Historic Commission would advise the CPC that they consider the project to be a historic preservation project.) Committee would review the application, then make a recommendation to Town Meeting. As provided in the Massachusetts Community Preservation Act (CPA), no expenditures shall be made from the Community Preservation Fund without the approval of Town Meeting. With the approval of both the CPC and Town Meeting, funds could be allocated for the project.

There are limitation on how much funding could be allocated to this project and what components of the project qualify for this particular money. In addition to components that are historic and could be considered 'preservation', items such as accessibility and structural upgrades can use this funding. The funds could be used for the design phase of the project, through a separate application process prior to that phase.

The Massachusetts Historical Commission

The Massachusetts Historical Commission (MHC) would become involved if there are any State or Federal funds involved. The fact that the building is on the National Register alone does not dictate any involvement by MHC. The Community Preservation Act funds are considered to be local funds, so there is nothing about use of that funding for this project that would trigger a MHC review. Section 106 and Chapter 254 are federal and state laws that require MHC reviews when a state or federally funded project is undertaken in Massachusetts.

Preservation Projects Fund

An advantage of being part of the National Register program is that being listed on the National Register qualifies municipally owned properties for the Massachusetts Preservation Projects Fund. The Massachusetts Preservation Projects Fund is a state-funded 50% reimbursable matching grant program available to cities and towns and non-profits for the restoration and rehabilitation of significant properties. This program has been funded year to year, with the current round through fiscal year 2011 with the overall funding in the range of \$780,000-\$800,000. Requests for pre-development projects can range from \$5,000 to \$30,000; requests for development or acquisition projects may range from \$7,500 to \$100,000. The most recent deadline was April 16, 2010, and the date for the next round has not been determined. The Massachusetts Historical Commission is the decision-

making authority for this program, and bases its selections on various criteria relating to the appropriateness of the proposed work for the property, extent of public support, and demonstrated financial need.

Historic Tax Credit

Tax credits are available to private developer of historic properties. There are entities that will work with communities to utilize the tax credits through syndication or other means so that communities can benefit from these credits.